

FW: Certified/official bank check instructions-Manafort from Hermanns-29Howard-#4- 809125

From: Larry Boes [REDACTED]
To: Dawnmarie Callan [REDACTED]
Cc: Paul Norcia [REDACTED], Anthony Romano [REDACTED],
[REDACTED]
Date: Mon, 13 Feb 2012 12:54:06 -0500

Hi- For file 809125 closing tomorrow, we received \$2,650,000 in escrow by wire (came into operating acct- not sure how). We need by later this afternoon, certified checks made to:

| | |
|---------------|-----------------------|
| \$ 801,160.00 | HSBC Bank, USA |
| 1,763,840.00 | Karl Hermanns |
| \$28,500.00 | Bruce Baldinger, Esq. |

Plus, the \$43,721.89

Anthony will collect the checks for Jim Hunter. I will get wiring instructions for any overage to be refunded back.

Thanks.

Larry

From: Bruce Baldinger [REDACTED]
Sent: Friday, February 10, 2012 3:53 PM
To: Larry Boes; Paul Manafort
Subject: Fwd: Certified/official bank check instructions-Manafort from Hermanns-29Howard-#4

Larry, please have these adjustments noted. I believe that the supplement that Paul sent should more than cover any adjustment.

----- Forwarded message -----

From: [REDACTED]
Date: Fri, Feb 10, 2012 at 3:48 PM
Subject: Certified/official bank check instructions-Manafort from Hermanns-29Howard-#4
To: [REDACTED]
Cc: [REDACTED]

PLEASE REPLY TO CONFIRM RECEIPT OF THESE INSTRUCTIONS.

This will confirm our closing is scheduling for Tuesday, Feb 14, 2012 @ 2 pm @ my office. The entrance to my office is [REDACTED]

The sales price is \$2,850,000.00; the contract deposit is \$285,000.00. The balance due, without adjustments, is \$2,565,000.00.

Tentative adjustments:

- 1) 2011-2012 real estate taxes
\$2,322.84 - 3rd quarter
\$2,322.84 / 91.25 days = \$25.45578/ day x 46 days = \$1,170.97

Seller's credit for taxes paid thru March 31, 2012 \$1,170.97

- 2) February common charges - paid by seller
\$529.37 / 29 = \$18.2541/ day x 15 days = \$273.81

Seller's credit for balance of February \$273.81

3. Air conditioning credit for repairs- ???? - to be determined Monday

Seller's debit \$

Seller's net debit/credit \$?????

Balance of purchase price \$2,565,00.00 be paid **with certified or official bank checks, only, drawn on a bank that accepts deposits in New York State,** as follows:

| | |
|---------------|----------------|
| \$ 801,160.00 | HSBC Bank, USA |
| 1,763,840.00 | Karl Hermanns |

Net adjustment may be in your clients' favor, depending on the end result of the HVAC credit; an IOLA escrow check will be tendered.

Your clients are also responsible for the "mansion" tax \$28,500.00, as well as the other purchasers' title charges per the estimated title insurance invoice forwarded today by KV.

Linda G. Maryanov, Esq.
Zimmerman and Maryanov
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